

**Bountiful City**  
**Administrative Committee Minutes**  
**April 4, 2011**  
**5:00 P.M.**

Present: Chairman – Aric Jensen; Committee Member – Lloyd Cheney; Committee Member – Marc Knight; Assistant Planner - Dustin Wright; and Recording Secretary – Darlene Baetz

1. Chairman Jensen opened the meeting at 5:02 pm and had staff present introduce themselves.
2. Consider approval of minutes for March 28, 2011. Mr. Knight made a motion to approve the minutes as written. Mr. Cheney seconded the motion. Voting was 3-0 in favor.
3. **PUBLIC HEARING - Consider a Conditional Use Permit application to allow for a Commercial occupation Lawn Care business at 45 W. 400 N., Chris Salisbury, applicant.**

Chris Salisbury and Dalton Harrison were present. Mr. Wright presented the staff report.

The property is located in the Downtown (DN) zone. The yard care business falls under “construction services” which is a conditional use in this zone and requires a public hearing and approval by the Administrative Committee. Applicant has plans to store his equipment offsite. The property will only be used as a mailing address for the business and will not be used as a physical place of business.

Based on findings, Staff recommends approval of a Conditional Use Permit for a Construction Services business, with the following conditions:

1. The applicant shall keep an active business license.
2. No equipment is stored or parked at the property.
3. This Conditional Use Permit is just for this individual at this site and is not transferable.

Chairman Jensen opened the public hearing. The hearing was closed without comment.

Mr. Knight made a motion to approve the Conditional Use Permit for a Contractor Services business at 45 W. 400 N., Chris Salisbury, with the conditions set forth by staff. Mr. Cheney seconded the motion. Voting passed 3-0 in favor.

4. Consider a Lot Line Adjustment at 73 & 27 E. 3600 S., Scott Burbank & William Curtis, applicants.

Scott Burbank and Ted Biehn were present. Mr. Wright presented the staff report.

The property is located in the Single-Family (R-3) zone. Owners of Lot 39 (27 E.) would like to transfer 145 sq. ft. of land to Lot 38 (73 E.). This transfer would reduce the amount of frontage 3.48 ft. to roughly 60' at the front yard setback on Lot 39. The Current minimum frontage in this zone is 80'. The minimum lot size will remain above the minimum of 11,000 sq. ft. The properties were annexed into the City years ago and brought with them some non-conforming characteristics such as the minimum frontage issue. An aerial photo from 1986 shows a fence line along the side of the driveway even though that was not the actual property line. The current fence line follows the old driveway seen there as well. This fence line appears to have acted as the property line even before annexation.

Based on findings, Staff recommends approval of a lot line adjustment, with the following conditions:

1. The approved lot line adjustment is recorded with the County.
2. The new 60' frontage for lot 39 shall not be decreased in the future.

Mr. Cheney made a motion to approve the Lot Line Adjustment for 27 E. 3600 S. and 73 E. 3600 S. Mr. Knight seconded the motion. Voting passed 3-0 in favor.

5. Consider an approval of a Conditional Use Permit letter, in written form, for a home occupation Lawn Care business at 538 W. 3400 S., Cameron Chamberlain, applicant.

Mr. Knight made a motion to approve the Conditional Use Permit letter for a Home Occupation Lawn Care business at 538 W. 3400 S., Cameron Chamberlain, applicant, with the modification as stated. Mr. Cheney seconded the motion. Voting was 2-0 in favor with Chairman Jensen abstaining as he was not present at the meeting.

6. Chairman Jensen ascertained that there were no other items to discuss. Mr. Knight made a motion to adjourn and Chairman Jensen seconded the motion. Voting was 3-0 in favor.

The meeting adjourned at 5:20 p.m.